

Overview

The Preferred Land Use Element of the Bluffdale

Quality Growth Plan builds upon the planning goals identified in the City of Bluffdale Comprehensive Plan (1993). The goals of the Comprehensive Plan were augmented by public input and direction received by the Plan Steering Committee during the planning process.

1999 Planning Grant Summary

Grant Amount:	\$15,000
Matching Dollars:	\$15,000 (\$0 in-kind)
Match:	\$15,000
Project Cost:	\$30,000

Bluffdale Quality Growth Plan

Local Responsibility

During the planning process, three alternatives were developed, each illustrating potential “futures” for the community. Once property owners, city leaders, city officials, and citizens gave input, adjustments were made, resulting in this Preferred Alternative Land Use Plan.

State Leadership

The Quality Growth Commission awarded Bluffdale with a grant in the amount of \$15,000.

Economic Development

The plan states that new development should occur within three broad development zones. These include: the Oquirrh Foothills area, the Valley and the Uplands. All commercial and mixed-use developments should follow specific design guidelines that promote the formation of human-scale, walkable places. These developments should be linked with open spaces.

Infrastructure Development

New development areas should be linked by a safe and efficient major road system. It is assumed that the Legacy Highway and Porter Rockwell Road will be developed as part of this system.

Housing Opportunity

The Preferred Alternative Land Use Plan includes several different residential development types, such as single family residential 1 acre (in-fill), single family 1 acre (new), single family residential 10,000 SF (existing/new), and single family conservation subdivisions. These locations can be found on each of the land use maps.

Conservation Ethic

In this plan, specific sensitive lands have been identified for preservation. Conservation subdivisions are an important tool to be used to protect sensitive lands and promote responsible growth. The Jordan River Corridor area permits limited conservation subdivision development, yet still protects the immediate river corridor with a no-build buffer set aside for public access, trails and recreational purposes.

"The planning grant that our community received was instrumental in facilitating and "jump-starting" communication and broadening people's perspectives."

Shane Jones-City Engineer

Implementation

The General Plan for the City was revised to allow for a greater variety of development, but not to the extent originally envisioned by the Quality Growth Plan proposal. The quality growth area is currently the subject of another general plan amendment to better define the type and extent of development that will take place.

Promoting Intelligent Growth

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Accomplishments

To date, our community has seen a significant increase in open communication and quality planning.

Benefits of the Planning Grant

Once realized, the project area in Bluffdale should be an attractive part of the city.

Overcoming Obstacles:

One of the reasons that the Quality Growth Demonstration Area for Bluffdale hasn't fully materialized is that the current system of development law works against honest, open, and reasonable planning. For instance, if a city wants open space, transit oriented development, and recreational facilities, they have to be able to barter with a developer. The only way to do this is through the General Plan and zoning the property below what the market wants so that when a developer comes in, the city can ask for amenities in exchange for market sales. While the adage "It's Design, not density that counts" is true, it is difficult to design for property to be open space or recreational without facing a takings issue. Quality growth involves more than the transit oriented development immediately adjacent to a transit hub. It involves a community.